

Commissioner Frangella: Next up, 2021-02-MIN requested by Nicole Goodson for resubdivision to create Lot D on the upper ½ of Lot 23 of Fashion Plantation, located approximately 2000 ft. down Lee Lane, Hahnville. Zoning District O-L/R-1A. Council District 1.

Ms. Stein: Thanks Mr. Chair. In November the applicant contacted the Planning & Zoning Department asking for assistance, they were having trouble closing on a lot in this tract, Lot D. Staff reviewed the property owner's records and the records of lots of parish departments and agencies but we didn't find any documentation that showed that Lot D had ever been legally subdivided and this is what the closing attorney was having trouble with. So a 1992 survey shows a division of this long tract, the Pascal and Laverda Margiotta Tract, so it's a 1992 survey it shows Lots A, B, C, D, E, F and G on the tract. This division of A, B, C, D, E, F and G starts 806 ft. from River Road and there are several other houses between River Road and where this division begins. The plat was never submitted for approval, it's never been formally subdivided, but there are individual owners for each of these lots. It's unclear to us how the houses were permitted, some of them seem to have been permitted as individual dwellings on a lot, others appear to have been permitted, the tract is Open Land and some of the departmental records suggest that when building permits were issued for houses or renovations it was because it was for 4 dwellings per family but the records are really unclear on how we got to this situation. So Open Land zoning permits up to 4 dwelling units at a density of 1 unit per 10,000 sq. ft. The development potential for Lot D would be up to 4 dwelling units. The applicant requests this minor subdivision with a waiver from the required arrangement on a public street to formally create Lot D so they can purchase it. It's approximately 40,000 sq. ft. The lot would be 347 wide on Lee Lane and that is a 15 ft. private servitude, it's surfaced with gravel and it has overhead electrical wires for power. The lot would be about 2000 ft. from River Road. It would be suitable for individual sewer treatment but would have to connect to any parish utilities 2000 ft. away at River Road. The applicant was working with the Hahnville VFD to come up with a plan for fire protection and the department recommends approval provided that a waiver from the required arrangement on a public street is approved.

Commissioner Frangella: Are the applicants present and wish to add anything? Please state your name and address for the record.

My name is Leslie Comardelle, this is Nicole

Nicole: I'm the owner

Mr. Comardelle: We're actually trying to purchase the lot from her. Just a little bit of history, in 1992 we had Roland Bernard to a survey and subdivide the lots and we purchased Lot B, my wife and I, Karen, and we bought a home there was a title search, had a mortgage, we paid property tax, we were the first to build on the subdivided lots. And now there are 3 homes that were built on the lots that were subdivided, we would be the 4th. But Nicole put this lot in here name in 2001, it was subdivided back in 92 and long story short, we sold our house and property to Nicole back in 2006 and we want to move back to this area so we want to purchase her lot, so that's kind of the history and that's why we're at the point where we're trying to figure it out how the subdivision back in 1992 allowed 3 houses to be built, we got a permit, we got a mortgage, there was a title search so I'm not quite sure how that happened but then we ran into a stumbling block when we tried to purchase the lot this time.

Commissioner Frangella: Ok thank you. We're going to open public hearing for 2021-2-MIN is there anybody here to speak for or against? Seeing none we'll close public hearing for 2021-2-MIN any Commissioners have any questions, comments? Alright call for a vote.

YEAS: Ross, Petit, Keen, Dunn, Frangella, Galliano
NAYS: None
ABSENT: Schexnaydre

Commissioner Frangella: That passes and will go to the Council.